

# SBV Association Board of Directors Meeting

February 21, 2019, 7:00 pm 15 Leeshore Drive

**Call to Order:** 7:02 PM

**Attendance:** Matt Hagan, Ray Levendusky, Nick Perris, Lynne Barbee, Debbie Kirkland

**Public Forum:** Carol Finn, new member in late 2018 came to meet Board and told us about a failed attempt of theft of gas from a car in the driveway last Fall. There was no report to police. Carol had raised a question about additional holiday decorations in Seabrook Village last December.

**Meeting Minutes:** Minutes from last meeting, November 29, 2018, were approved.

**Communications:** Matt had several phone conversations related to the small claims filings.

A phone call from Realtor Jennifer Kern, working for owner of 12 Leeshore Drive, who is selling but wants to be able to market lot for more than a one bedroom home. This seems to be a nitro-loading issue. ACC Chair will follow up.

One email was received from a prospective homeowner inquiring about having a home-based business with clients coming to the home; the Board reviewed the request and determined that our By-Laws prohibit businesses where clients come to the home, and the Town zoning also prohibits such businesses. Clerk will respond to inquiry.

## Reports:

**Treasurer Report** - The balance sheet, Budget vs. Actual, and January P&L were submitted by Debbie Kirkland. The Financial Report was accepted as presented. As of December 1, 11 owners had not paid dues, and received a final notice before legal action would be taken in January. One property (owner is deceased) is currently in receivership, so no letter was mailed and this account remains suspended pending settlement of the property.

Debbie asked what mileage amount was due to President for UPS overnighted dues payment that had to be picked up. Matt declined payment. There is no UPS delivery to 203 Surf Drive. The member was notified of this, he requested that his invoice be emailed in the future.

The following is the summary of accounts:

### Bank Accounts – January 31.2019

1001 Checking	22,983.65
1002 Money Market	16,055.75
10021 CC5 CD1 33-1	21,326.18
10022 CC5 CD2 29-1	10,108.59
10023 Money Market – Tennis Court Fund	8,868.06

Total Bank Account	<hr/> \$79,342.23
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**Architectural Compliance Committee:** Nick Perris, Chair

We have received applications from M. Corsi (new construction 34 Sandy- approved); S.Rodrigues (tree removal 240 Surf - approved); G. Mackoul (shed 146 Surf - approved); F. Perros (new construction 5 Driftwood - approved); E. Arshad (landscaping 4 Tradewind - pending additional information).

Discussion regarding the contractor's cart that was overnight on Surf Drive. Board member spoke to member, police when contacted said it was OK to be there, so it stayed. Unfortunately, an

act of vandalism occurred when someone let the air out of the cart's tires, causing problem for the contractor and homeowner. While our By-Laws prohibit overnight parking on roads, the roads belong to the Town, so if the Association wants signs prohibiting such parking, this must be approved by Town, and we'd have to get signs and pay for them.

**Streets and Common Grounds:** Ray Levendusky, Chair

Ray has received information regarding the tennis courts repair/modification. Jim C. will be consulted on repair; any modification would be presented to the Annual Meeting.

Basketball hoops on the roadside are a violation of Town regulations, and need to be removed. Town will be notified.

**Old Business:**

The Clerk issued 6Ds for 34 Sandy Way to begin construction, and for 67 Surf upon final sale.

Discussion continued related to Covenants/By-law Revisions, with information from our attorney. Issue was tabled until March meeting.

Association mailing list is being updated by Treasurer.

**New Business:**

Potential Property Sales - see Communications

A person inquiring about buying 2 Leeshore asked about potentially adding an addition to the house and also if the existing gravel driveway would have to be paved, as stated in the Covenants & By-Laws. The Board decided that, like other existing gravel driveways, this one will not be required to be paved; only New Construction Guidelines require paving, not existing driveways.

**Small Claims Cases**

By early January two current owners had not paid dues - 20 Sandy and 19 Leeshore. Clerk filed small claims on January 18, 2019. By this meeting, (before the claims hearing), 20 Sandy had paid in full, so the the Board requested that the Clerk to file a dismissal. Partial payment was received from 19 Leeshore owner so discussion focused on outstanding amount due. The President would follow up with this owner, who challenged amount due, as the payment was delayed in the mail.\*

Discussion on transferring Architectural Compliance Chair to Ray Levendusky and Streets & Common Grounds Chair to Nick Perris. Ray and Nick concurred and the rest of the Board supports, effective immediately. Ray will have a committee of two additional members. Ray proposed a change to Application Forms for ACC changes that appear on the website. Clerk will follow up with webmaster.

Next Meeting: Thursday, March 21.

Meeting Adjourned: 9:10 pm

**NOTE:**

\* Post meeting update: Regarding the small claims case for 19 Leeshore. The owner challenged the small claims charges due to the mail delay. The majority of the Board voted to waive the additional \$100, and requested that the Clerk file a dismissal with the Court prior to the hearing.